SUPERB HOTEL, RESTAURANT, BAR AND MANOR HOUSE IN THE POPULAR VILLAGE OF CARSAC, NEAR SARLAT DORDOGNE.

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PROPERTY FACT FILE

REFERENCE	A43099KEF24
PRICE	€ 1,645,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 552 000 EUR hors honoraires)
BEDROOM	23
BATHROOM	22
ACCOMMODATION	742 m²
LAND	21828 m²
TOWN	Carsac-Aillac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Hotel, Bar-Restaurant
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

*Price based on current exchange rate which is subject to change

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- Excellent location with great business potential
- 18 Ensuite Bedroom Hotel, Restaurant & Manor house
- Hotel in Excellent condition and sold furnished
- Extensive beautiful landscaped mature gardens
- Category 4 Licence available with Hotel and bar

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Just five minutes from the medieval jewel of Sarlat-la-Canéda, in the charming village of Carsac at the heart of the Dordogne's most coveted setting, this exceptional estate presents a rare lifestyle and investment opportunity

DESCRIPTION

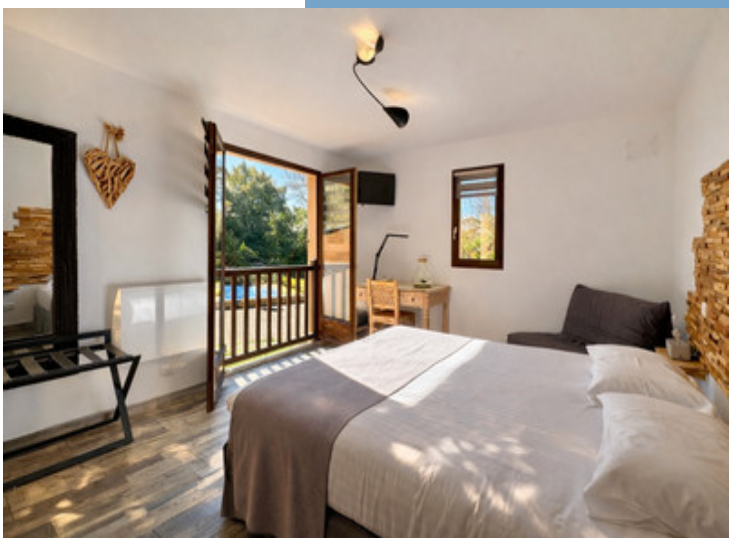
This magnificent stone property, set within 26,614m² of level landscaped gardens, offers 743m² of refined living space in one of the Dordogne's most sought-after locations. The property is being sold furnished with modern, quality furnishing throughout.

The property includes a fully refurbished, contemporary 18-bedroom hotel with 544m2 of living space.
Each bedroom is generously proportioned, bright and elegantly appointed, with private en-suite facilities and direct access to the terrace and gardens.

The hotel features a professional, kitchen with dedicated cold storage, a spacious dining room seating 60 guests, and a further 40 covers on the terrace overlooking the heated 14 x 7m swimming pool and sun terrace.
A stylish bar and lounge complete the guest areas.
The restaurant and bar benefits from a transferable Category 4 licence (subject to regulations), enhancing its commercial appeal.

Direct access to the popular Voie Verte cycle path between Sarlat-la-Canéda and Souillac provides additional business potential from passing cyclists and walkers.

The estate is complemented by a 200m² five bedroom Manor House dating from 1860.
The ground floor includes a laundry/boiler room and extensive cellar space.
The first floor offers a reception room, spacious living room with wood burning stove, dining kitchen and a self-contained studio with kitchen, bedroom and bathroom.
The second floor comprises four further bedrooms, two bathrooms and study space, while the att...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43099KEF24

COMPLETE FILE AND PHOTO ON REQUEST

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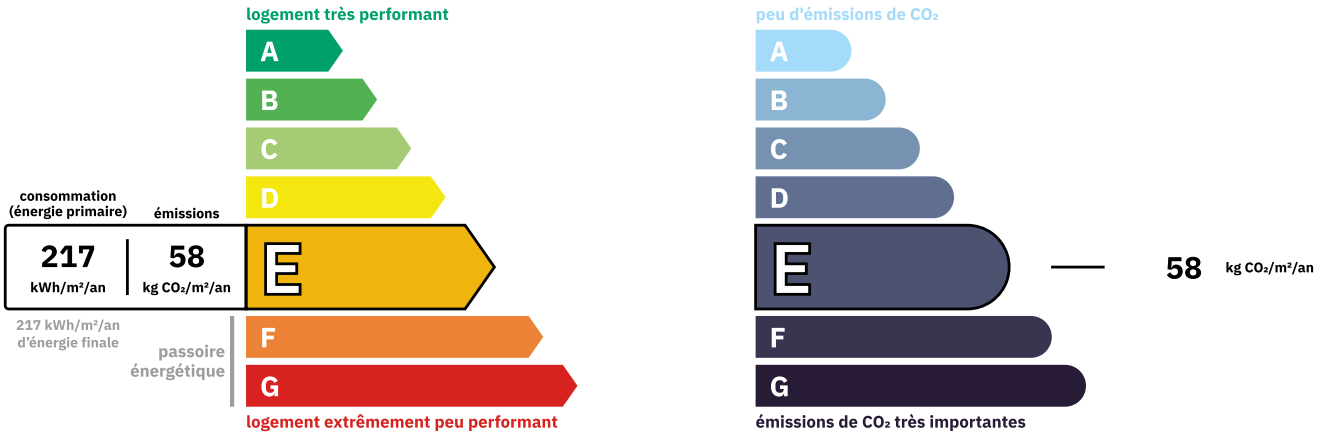
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5090 € and 6940€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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